This Instrument prepared by:
TED F. WALKER
2108 Parkway Towers
404 James Robertson Parkway
Nashville, Tennessee 37219
Telephone: 615/244-7706

This instrument prepared from information provided by parties.

BOOK 7970 PAGE 290

# QUITCLAIM DEED

| Address New Owner as Follows: | Send Tax Bills To: | Map Parcel Nos. |
|---|---|---|
| Michael L. Edwards (Name) | First Investment Company (Name) | MAP 76-1 |
| 641 Rehnea Drive (Street Address) | P O Box 749 (Street Address) | PARCEL 54 |
| Old Hickory, Tennessee 37138 (City) (State) (Zip) | Columbus, Ohio 43216 (City) (State) (Zip) | 4D-26285 |

KNOW ALL MEN BY THESE PRESENTS:

That Jan J. Edwards, for the express purpose of making a re-conveyance as part of a Property Settlement Agreement in a divorce action filed August 28, 1989, in the Probate Court for Davidson County, Tennessee, Docket Number 89D-3117, between Michael Lee Edwards, Plaintiff, vs. Jan J. Edwards, Defendant, does hereby demise, release and forever quitclaim unto the said Michael L. Edwards, his heirs, successors and assigns, all of h__ title, interests, and estate, legal and equitable, in and to a tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 52 on the Plan of Oak Creek Subdivision, of record in Book 5200, page 96, of the Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Michael L. Edwards and wife, Jan J. Edward, by deed from Larry K. Weeden and wife, Beth A. Weeden, of record in Book 7344, page 344, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, building setback lines and restrictions of record in Book 5360, page 572, Register's Office for said County.

THE SAID Michael L. Edwards hereby assumes, agrees to pay, and agrees to hold Jan J. Edwards harmless from one Deed of Trust Note, evidenced by a Deed of Trust of record in Book _____, page _____, Register's Office for Davidson County, Tennessee, in favor of First Investment Company with an original principal balance of $64,250.00.

77407 IDENTIF. REFERENCE OCT 30 9 06 AM '89 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN.

9770 10/30 0101 01CASH 6.00

IN WITNESS WHEREOF, I have hereunto set my hand on this 17th day of August, 1989.

Jan J. Edwards

JAN J. EDWARDS

STATE OF TENNESSEE )
COUNTY OF Davidson )

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named JAN K. EDWARDS, the Bargainor, with whom I am personally acquainted, and who acknowledged that ~~he~~ she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of August, 1989.

Patti Tarwell

NOTARY PUBLIC

My Commission expires:
1/21/90

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STATE OF TENNESSEE )
COUNTY OF Davidson )

The actual consideration of this transfer is $ 0.

Michael L. Edwards

AFFIANT MICHAEL L. EDWARDS

Sworn to and subscribed before me
this 17th day of August, 1989.

Patti Tarwell

NOTARY PUBLIC

My Commission expires:
1/21/90

THIS DOCUMENT PREPARED FROM INFORMATION PROVIDED BY PARTIES.